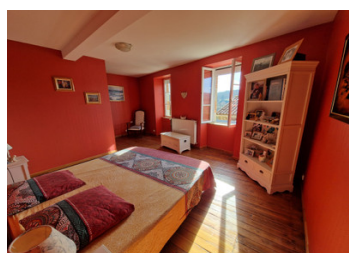


Beautiful old stone farmhouse renovated to an excellent quality with potential to extend



## INFORMATION

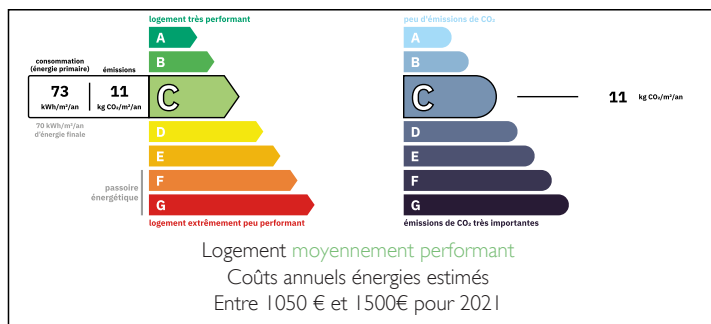
|             |                     |
|-------------|---------------------|
| Town:       | Saint-Victournien   |
| Department: | Haute-Vienne        |
| Bed:        | 5                   |
| Bath:       | 2                   |
| Floor:      | 233 m <sup>2</sup>  |
| Plot Size:  | 2535 m <sup>2</sup> |



## IN BRIEF

A 233 m<sup>2</sup> stone house from 1890, featuring 5 bedrooms, a large barn, and several outbuildings, set on a 2,535 m<sup>2</sup> plot. Lots of potential, with the possibility to extend. Economical gas central heating, complemented by solar panels. Beautiful garden with an outstanding view overlooking the River Vienne. Off road parking, motorised barn door.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This 5-bedroom old stone farmhouse (233 m<sup>2</sup>) from 1890, with its barn (+177 m<sup>2</sup>) and outbuildings (+70 m<sup>2</sup>), located in the department of Haute-Vienne, will surprise you with all it has to offer and the high quality of the renovation works that have been carried out. There is potential to extend and add extra rooms, and a separate studio/business office area (32 m<sup>2</sup>) is already in place. The property also features 2 shower rooms and 3 toilets. Just 15 minutes from Limoges Airport, 10 minutes to Saint-Junien, the second-largest town in Haute-Vienne, and under 20 minutes to Limoges, the capital. Local amenities are right on your doorstep, including a primary school, pharmacy, bakery, doctors, grocery shop, post-office, and a train station, among others. The village also offers a variety of clubs, such as a pool club, knitting/sewing club, and sports clubs, to name a few.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière:** 2271 EUR

**Taxe habitation:** EUR

## NOTES